

Planning Committee

Application Address	East Dorset Lawn Tennis and Croquet Club, Salterns Road, Poole, BH14 8BL
Proposal	Construction of three new Padel Tennis Courts with flood lighting and provision of storage shed
Application Number	APP/23/00374/F
Applicant	East Dorset Lawn Tennis & Croquet Club
Agent	Mr Giles Moir- Chapman Lilly Planning Ltd
Ward and Ward Member(s)	Parkstone- Councillor Crispin Goodall Councillor Emily Harman
Report Status	Public
Meeting Date	18 January 2024
Summary of Recommendation	Delegate to the Head of Planning to secure a legal agreement which prevents the implementation of permission APP/22/00830/F as well as this permission and then; Grant in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	Over 20 letters of objection from residences which are believed to be within one mile of any point measured from the relevant application site red line boundary, which identify one of more issues of material planning relevance and are contrary to the recommendation to approve the application.
Case Officer	Sophie Burch
Is the proposal EIA Development?	No

Description of Proposal

1. The application seeks full planning permission for the construction of three new padel tennis courts with flood lighting and a storage shed.
2. The padel courts would be located centrally, towards the rear of the site. The padel courts would measure approximately 9.8 metres in width and 20 metres in length. Galvanized steel mesh and tempered glass would surround the courts. Floodlights around the courts are also proposed.
3. The proposed storage shed would be located towards the rear of the site. It would measure approximately 5.2m x 2.7m & 3 metres in height.

Description of Site and Surroundings

4. The application site is located on a large parcel of land which is accessed between dwellings that front onto Salterns Road. It is surrounded by residential dwellings along its west and south boundaries, the railway line to the north and Baden Powell School to the east. The club house is located close to the western boundary and serves the tennis courts and croquet fields.
5. The tennis club site is located adjacent to the Ashley Cross Conservation Area. The proposals are set towards the eastern side of the site and are in excess of 90m from the boundary of the Conservation Area at the closest point. A group tree protection order is located to the northern boundary of the site and a woodland tree protection order and two individual TPO's are located to the eastern boundary of the site.
6. It is noted that there is currently permission to construct two new Padel tennis courts at the site, granted under APP/22/00830/F.

Relevant Planning History:

7. APP/17/01863/A- To erect 1no. externally illuminated aluminium welcome sign for the East Dorset Lawn Tennis & Croquet Club- **APPROVED**
8. APP/22/00830/F- Works to construct two new Padel Tennis Courts with dome cover, including an associated storage shed. Existing grass courts to be resurfaced to an acrylic surface- **APPROVED**

Constraints

9. The application site is located adjacent to the Ashley Cross Conservation Area.
10. There is a group TPO (14/1994) located to the northern boundary of the site. There is also a woodland TPO (14/1994) located to the eastern boundary and two individual TPO's (14/1994) located to the eastern boundary.
11. The site is identified as part of a Potential Ecological Network in the Dorset Environmental Records Centre data.

Public Sector Equalities Duty

12. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

13. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations"), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

14. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
15. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
16. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
17. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

18. **BCP Highways Authority-** No highway objections- The proposals are unlikely to give rise to significant highway safety concerns.
19. **Tree Team-** No concerns regarding the location of the padel courts. The shed is however constructed near an important group of Oak trees. The footprint of the shed is likely to impinge into the root protection area (RPA) of one of the Oaks. Details/specifications and plans of the foundations to be used should be forwarded to assess suitability.
20. Following receipt of tree reports, no objection to the application, subject to the attachment of conditions to ensure development is carried out in accordance with submitted Arboricultural Method Statement.
21. **Environmental Health Team-** Initial concerns associated with noise raised. Following this, an amended site plan and amended acoustic report were submitted to include more mitigation measures such as the provision of a screening barrier to reduce lateral noise emissions from the west side of the court, location of the courts as far to the east side as possible to the non residential boundary. The Environmental Health Officer was consulted on these amendments and has advised that they are content with the scheme.

No objection in relation to impact of proposed floodlights.

22. **Biodiversity Officer-** With regards to the floodlights, the Biodiversity Officer advised that the colour temperature of the lights is higher than preferable to avoid impact on bats and the colour temperature should ideally be less than 3000K. Following this, the agent then provided further details on the floodlights, however these did not provide information on colour temperature. As such, details of floodlights will be conditioned with any approval to ensure the colour temperature is less than 3000K.
23. **Network Rail-** No comments received.

24. **ECPS Contaminated Land**- No comments received.

Representations

25. A site notice was erected on 21st April 2023 with an expiry date of 15th May 2023. Following the submission of amended plans and additional information, a new site notice was erected on 4th October, with an expiry date of 28th October.
26. In total, 52 representations have been received, 42 are in objection, 8 are in support and 2 are neither in objection or support. Commenting on the following:
- Padel courts will be a boost for the club
 - More accessible for people with limited mobility
 - Benefit local community
 - If clubs disappears land will be developed for housing
 - Great initiative
 - In support subject to sound and lighting levels not creating a nuisance
 - Boost for membership
 - Noise nuisance as a result of the courts
 - Light pollution from flood lights
 - Impact on mental health
 - Impact on local wildlife
 - No site notices erected locally
 - No mention of noise from trains passing
 - Tennis will be played all year round with these courts- resulting in disturbance
 - If approval given, acoustic fence should be conditioned
 - Various queries on application asked including will it be a condition of approval for noise survey to be carried out when padel courts are in use, request for guidance and consideration of operating times, queries regarding protection from light pollution.
 - In accuracies in acoustic report
 - Reference to article on padel tennis
 - Concerns regarding highway safety and increased traffic
 - Impact to mature landscaping bordering the site
 - Commercialism is not in keeping with area
 - Scheme will impact open feel of Worthington Crescent
 - Proposed fence is inadequate
 - Suggestion BCP Council do not want padel tennis courts on their public sport areas
 - Reference to impact on human rights from noise
 - Reference to refused scheme in Bournemouth
 - Use of bad language
 - Reference to other locations where padel courts are not in residential locations
 - Noise starts early with leaf blowing
 - Not suitable location for padel tennis
 - Object as the courts are buildings with floors, walls and possible ceilings, noise pollution and impact on wildlife. Query regarding what measures taken to inform neighbours.
 - Proposal seeks to provide additional sporting facilities, provided that sound and lighting levels are properly monitored. It is stressed that blue-rich LEDs (and similar light sources) are known to create a health hazard for insects and the public.

Key Issue(s)

27. The key issue(s) involved with this proposal are:

- Principle of development
- Impact on character and appearance of area
- Impact on adjacent Conservation Area
- Impact on residential amenities
- Impact on highways and parking
- Other Matters

28. These issues will be considered along with other matters relevant to this proposal below.

Policy context

29. Local documents:

- PP01 Presumption in favour of sustainable development
- PP02 Amount and broad location of development
- PP26 Sports, recreation and community facilities
- PP27 Design
- PP30 Heritage Assets
- PP33 Biodiversity and Geodiversity
- PP34 Transport strategy
- PP35 A safe, connected and accessibly transport network
- PP37 Building sustainable homes and businesses
- PP38 Managing flood risk

Other Plan Documents

- SPD7 BCP Parking Standards SPD (Adopted January 2021)
- SPD2 Heritage Assets SPD (Adopted 2013)
- Ashley Cross Conservation Area Character Appraisal and Management Plan (2012)

30. National Planning Policy Framework 2023 (“NPPF” / “Framework”)

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For **decision-taking** this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Planning Assessment

Principle of Development

- 31. Policy PP26 of the Poole Local Plan (2018) states that ‘The Council supports proposals for new sports, recreation and community facilities or the enhancement/expansion of existing facilities if they are located in areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes.’
- 32. The proposal seeks to enhance an existing sports facility. The site is located within a sustainable transport corridor and is within walking distance from the district centre of Ashley Cross, Parkstone station and high frequency bus routes along Commercial Road along with services along Salterns Road and Sandbanks Road. As such, its location is considered to be easily accessible, meeting the requirements of PP26. The principle of development is therefore considered acceptable.
- 33. It should be noted that there is an existing permission (APP/22/00830/F) to construct two padel tennis courts on the site. This permission has not yet been implemented.

Impact on character and appearance of the area

- 34. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
- 35. The proposal seeks to construct three padel tennis courts. The padel courts would replace two existing grass tennis courts. The padel courts would be slightly smaller than the existing courts, measuring approximately 9.8 metres in width and 20 metres in length. Galvanized steel mesh and tempered glass would surround the courts, with a maximum height of 4 metres. An acoustic screen is proposed to the west of the courts. The agent has advised that this screen would be the same height as the steel mesh and glass structure surrounding the courts.

36. The proposed padel courts with acoustic screen are located centrally, towards the rear of the site some 130 metres away from Salterns Road. As such, the courts would be visible in passing views when travelling along Salterns Road, however, given the intervening properties, club house and car park, the proposals would not be prominent and would appear as a logical part of the existing structures and enclosures within the site. Dense tree coverage and hedging would minimise the views from the neighbouring school. The courts are located approximately 50 metres from the rear of the properties along Worthington Crescent and will be viewed in the context of existing courts which sit along the boundary of the site. Such separation distances, coupled with existing tennis related paraphernalia would mean the proposed padel courts would have a negligible impact on the street scene when viewed from Worthington Crescent. It is noted that details relating to the colour and finish of the acoustic screen would be conditioned in the event of an approval.
37. With regards to the proposed floodlight columns, four columns are proposed, surrounding each court, with each measuring 5.5 metres in height. The principle of floodlight columns is well established within this site and there are no objections to the proposed columns in terms of their visual impact.
38. In relation to the proposed storage shed, given its small scale and position to the rear of the site, against a backdrop of dense tree coverage and hedging, it would have minimal impact on the character and appearance of the area. A largely identical structure was approved under APP/22/00830/F although in a different location further south adjoining the boundary with 5 Worthington Crescent. As such, it is considered acceptable.
39. For the reasons discussed above, it is considered that the proposed scheme would have an acceptable impact on the character and appearance of the area, in accordance with PP27 of the Poole Local Plan 2018.

Impact on adjacent Conservation Area

40. The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.
41. The National Planning Policy Framework provides the overarching guidance for development and identifies a conservation area as a designated heritage asset. It is the Local Planning Authority's duty to ensure that through careful decision making, development should maintain and manage change in a way that sustains, and where appropriate, enhances its significance.
42. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
43. Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.
44. Local Plan Policy PP30 echoes the NPPF by expecting development to preserve or enhance Poole's heritage assets. In all cases, proposals will be supported where they preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance.
45. The application site is outside of the Ashley Cross Conservation Area but is adjacent to the boundary of the Ashley Cross Conservation Area. The works themselves are set approximately 90m into the site and do not physically affect the heritage asset itself. Therefore, it is necessary to consider the impact the proposed development would have on the setting of the Conservation Area. The NPPF defines setting of a heritage asset (in this case a conservation area) to be:

“...The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral...”

46. The part of the Conservation Area which borders the site is identified as the residential streets to the south of the Railway embankment within the Ashley Cross Conservation Area Character Appraisal and Management Plan. This did not initially form part of the Conservation Area. The appraisal discusses how the properties here date from the Victorian era and comprise short terraces, detached or semi detached dwellings. There is no mention of the tennis club in the plan.
47. Public views of the development from within the CA are largely restricted to the narrow gap between properties on Salterns Road which serves as the vehicular entrance to the tennis club. Here the proposal will form a logical part of the existing structures within the site and is not considered to result in harm to the setting of the heritage asset. Private views will be possible from the rear of the dwellings adjoining the site. However, again due to the limited scale of the development and its consistency with the existing appearance of the site, again the proposals are not considered to result in harm to the setting of the CA.
48. The proposed storage shed would similarly have limited visibility from the Conservation Area given separation distances, intervening properties, existing courts and its small scale. Such paraphernalia would reasonably be expected in such a location. As such, it is also considered that the shed would not negatively affect the setting of the Ashley Cross Conservation Area.
49. Taking NPPF 199 into account it is considered the proposed development would have a negligible effect on the significance of the Ashley Cross Conservation Area. The development will have limited prominence in views from the Conservation Area and would be somewhat expected in the context of a tennis club. As such, it can be concluded that the scheme would not result in harm to the setting of the Conservation Area.
50. For the above reasons, it can be concluded that the scheme is in accordance with PP30 of the Poole Local Plan and the provisions of the NPPF.

Impact on residential and neighbouring amenities

51. Policy PP27 outlines that development should not result in a harmful impact upon amenity for local residents or future occupiers in terms of levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive.
52. Given the separation distances from nearby residential dwellings, the proposed padel courts with acoustic fence are unlikely to impact the dwellings along Salterns Road (around 90m) or those along Worthington Crescent (approx.. 50m) by way of overshadowing, overlooking or appearing oppressive or overbearing. Given dense tree coverage and hedging they are also considered to have an acceptable impact on the school located to the east.
53. Given the small scale of the proposed shed, and its separation from the nearest residential property (approx.. 45m), it is also considered to have an acceptable impact on the dwellings along Salterns Road and Worthington Crescent in terms of its visual impact. Given dense tree coverage and hedging it is also considered to have an acceptable impact on the school located to the east. In addition, the extant approval for two covered courts grants a roofed building up to 9.6m high approximately 8m north of the boundary with 5 Worthington Crescent. The current proposal is set further into the site, with an open court design and will have a significantly lesser physical and visual impact on this neighbour.

54. In terms of noise impact, the Environmental Health Officer initially raised concerns associated with noise, making specific reference to the possibility of all three courts being played at one time. As such, more mitigation was requested. In response to this, a technical note was submitted by the planning agent. However, following assessment of this, the Environmental Health Officer again raised concerns regarding the change to the existing noise climate and the potential frequency and duration of the noise. As such, they advised that they could not support the application.
55. Following this, a further technical note was submitted and the Environmental Health Officer advised that having three courts and possibly 12 players at one time would increase the frequency of the loudest noise which could result in a nuisance. Subsequently, an amended site plan and amended acoustic report were submitted to include more mitigation measures such as the provision of a screening barrier to reduce lateral noise emissions from the west side of the court and location of the courts as far to the east side as possible to maximise the distance to residential properties. The Environmental Health Officer was again consulted on these amendments and has now advised that they are content with the scheme.
56. They have stated that they were concerned with the applicant's ability to build all five courts (given the existing approval for two courts – para. 8 above). In order to restrict the ability to implement the existing planning permission as well as the current proposal, a legal agreement will be required to ensure both permissions are not implemented together. This will ensure the number of padel courts on site will not exceed 3, in line with the noise assessment. It is therefore considered that with the attachment of a condition to ensure the implementation of the measures outlined in the acoustic report, and an agreement to prevent both schemes being implemented, any noise as a result of the scheme would have acceptable impacts on the living conditions of neighbouring residents. It should be noted that should there be noise disturbance which constitutes a statutory nuisance at the site, action can still be taken against this under separate legislation.
57. With regards to the impact of the floodlights on neighbouring amenity, the Environmental Health Officer has advised they are satisfied with the lighting report and have advised that the lights should be sited on the east and west site (as shown on the plans), to ensure the protection of neighbouring amenity. The use of the courts will be restricted to 08:00 – 21.00 via a planning condition.
58. It should also be noted that the existing approval for two courts as discussed in para. 53 above represents a fall back position. Given the location of the courts under this application, situated further away from residential properties, this application will have a significantly lesser visual and physical impact on the properties in Worthington Crescent.
59. The impact on the residential amenities of the surrounding properties has been carefully considered and the representations referring to these issues are recognised and acknowledged. However, it is considered that the scheme is acceptable and compliant with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on highways and parking

60. BCP Highways Authority have been consulted on the scheme and confirmed that the proposals would be unlikely to give rise to significant highways safety concerns. As such they have no objections from a highways perspective. Bearing in mind the limited numbers of people who could use the courts at any one time, it is considered that any additional traffic movements could be safely accommodated on the existing transport network and that the existing parking facilities are adequate to serve the proposed development.
61. It can therefore be concluded that the scheme is in accordance with PP34 and PP35 of the Poole Local Plan 2018.

Impact on protected trees

62. Initially the Tree Team advised that they had no concerns regarding the proposed padel courts however they advised that the proposed shed would be constructed near an important group of protected trees. They stated that the shed was likely to impinge into the root protected areas of one of the Trees. As such, they requested details/specifications of the foundations to be used.
63. Following this, tree reports were submitted and the Tree Team advised they have no objection to the scheme, subject to the attachment of a condition to ensure all works are in accordance with the approved Arboricultural Method Statement.
64. As such, with the attachment of a condition, it is considered that the scheme will not detrimentally impact protected trees, in accordance with PP27 of the Poole local Plan 2018.

Biodiversity

65. There are no bat records located on the site. Nonetheless, Article 12 of the European Commission's Habitats Directive (which forms part of the Conservation of Habitats and Species Regulations 2010) places a duty on governments to have in place measures that prohibit... *(b) deliberate disturbance of these species, particularly during the period of breeding, rearing, hibernation and migration;* and "...*(d) deterioration or destruction of breeding sites or resting places.*"
66. The Council's Biodiversity Officer has been consulted on the scheme, in particular the impact of the floodlights on wildlife. He advised that the colour temperature of lights is higher than preferable to avoid impact on bats- which should ideally be less than 3000K.
67. Following receipt of this response, further details of the proposed flood lights were provided, however these did not specify the colour temperature. As such, a condition to ensure the specification of the floodlights, to not exceed 3000K , will be attached to any approval.

Other Matters

68. A number of objections have made reference to the loss of property value. This is however not considered to be a material consideration in the determination of this application.
69. A number of objections have raised concerns that they were not notified of the proposal. Site notices were however erected in accordance with statutory requirements on 21st April 2023. Following amended plans and additional information, new site notices were erected on 4th October 2023, again in accordance with statutory requirements. Officers are satisfied that the publicity exercise has followed the necessary requirements and evidently 3rd parties were sufficiently aware of the proposals to comment directly to the Local Planning Authority. Fewer 3rd party responses were submitted in relation to the earlier application.
70. A number of representations have also made reference to the impacts on drainage. Given the site is located within flood zone 1, and the increase in the amount of hardstanding would not be excessive, there are no significant concerns associated with flooding. PP38 of the Poole Local Plan 2018 explains how sustainable drainage systems will be required for all major developments, the scheme is however not major development.
71. Objections have also queried whether the application seeks to extend opening hours. The application does not seek to extend existing opening hours. The operating hours of the padel court will be controlled by condition to ensure they are only used between 8am and 9pm.
72. It is also noted that a number of objections have made numerous queries regarding the application. The Statement of Community Involvement and the Council's website sets out that it is not possible

to respond to specific points raised in representations due to the large volume of correspondence received on planning applications.

Planning Balance / Conclusion

73. The Council encourages sustainable development. To ensure that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development.
74. The scheme would allow for the enhancement of an existing sporting facility located in an easily accessible area. It would provide economic benefits during construction and in sustaining the tennis club and also result in social benefits for the same reason. It would not result in material harm to the character and appearance of the area of the wider area or the setting of the adjacent Conservation Area. It would have acceptable impacts on neighbouring living conditions and would not detrimentally impact highway safety or protected trees.
75. Having recognised the collective benefits of the proposed scheme it is concluded that the scheme would achieve the economic, social and environmental objectives of sustainable development, in line with the adopted local policies and the provisions of the NPPF.
76. The scheme is therefore recommended for approval.

Recommendation

77. **Delegate to the Head of Planning to secure a legal agreement which prevents the implementation of permission APP/22/00830/F as well as this permission and then;**

Grant with the following conditions.

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Block, Location Plan & Existing Plans, Drg No. FB8249/201 A, received 21st March 2023
Site Plan, Drg No. FB8249/200 D received 20th October 2023
Proposed Shed Floor Plan & Elevations, Drg No. FB8249/203 A received 20th June 2023
Padel Court Proposed Floor Plans & Elevations, Drg No. FB8249/202 A received 21st March 2023
Tree Protection Plan, Drg No. GH23107B received 20th October 2023
Arboricultural Method Statement, Drg No. GH23107 received 20th October 2023
Addendum to Application APP/23/00374/F: Noise mitigation, Ref 12543.230822.TN3 received 29th November 2023

Reason -
For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used shall match those as specified on the approved plans and in the application form.

Reason - To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. Prior to the commencement of development, details of the colour and finish of the proposed acoustic screen to the west of the courts shall be submitted to, and approved in writing by the Local Planning Authority. The screen shall be erected in accordance with the details approved.

Reason - To ensure the visual amenity of the surrounding area, in accordance with PP27 of the Poole Local Plan.

5. The proposal hereby approved, shall be carried out in accordance with the submitted Arboricultural Method Statement; Ref: GH2307 and Tree Protection Plan; Ref: GH2307b, undertaken by Gwydion's Tree Consultancy.

Reason - To prevent trees that are to be retained on-site from being damaged during the construction works, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

6. The padel courts hereby approved shall only be used between the hours of 08:00 – 21.00.

Reason: In the interests of the living conditions of neighbouring occupiers and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

7. The floodlighting hereby approved shall not be switched on outside the times the padel courts are in use.

Reason: In the interests of the living conditions of neighbouring occupiers and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

8. Within three months of commencement of development, flood light specifications to not exceed 3000K shall be submitted to, and approved in writing by the Local Planning Authority. The floodlights shall be erected in accordance with the details approved.

Reason: To ensure bats are not detrimentally impacted by the development, in accordance with PP33 of the Poole Local Plan (November 2018).

Informatives

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also

- in this case the applicant was advised of issues after the initial site visit
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified.
- the application was considered and approved without delay.

Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all formal consultation response and representations submitted by the applicant in respect of the application.

